

848
DALMUS E. CHAMPION, et ux.

GRANTORS

TO

WARRANTY DEED

ROSA CHAMPION, femme sole

GRANTEE

For and in consideration of the sum of One (\$1.00) Dollar cash in hand paid, and pursuant to a Property Settlement Agreement entered into by and between the parties in Cause No. 86-3-192 in the Chancery Court of DeSoto County, Mississippi; receipt of which is hereby acknowledged, and other good and valuable consideration, we DALMUS E. CHAMPION and wife, ROSA CHAMPION, femme sole, the lands lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot One (1) in Wallace Sub-division, Section 35, Township 15, Range 9 West, as per plat thereof recorded in Plat Book 6, Page 23, in the office of The Chancery Court Clerk of DeSoto County, Mississippi.

By way of explanation, this is the same property conveyed by Jesse Wallace, et. ux. to Dalmus E. Champion, et ux. by virtue of a Warranty Deed executed on the 26th day of April, 1969, and being filed for record at 9:00 o'clock and 30 minutes A.M. on the 28th day of April, 1969, recorded in Deed Book No. 78, Page 364 of the Warranty Deeds of DeSoto County, Mississippi on the 30th day of April, 1969.

The Grantors herein assign and transfer without charge any and all escrow funds held by any financial institution unto the Grantee.

This conveyance is subject to that certain Deed of Trust from DALMUS E. CHAMPION and wife, ROSA CHAMPION being one and the same person as Rosa Barlow Champion, unto North Mississippi Savings and Loan Association by a Deed of Trust executed on the 25th day of January, 1973, and being filed for record at 10:30 o'clock A.M. on the 25th day of January,

1973, in Deed of Trust Book 153, page 159 of the Real Estate Trust Deed Records of DeSoto County, Mississippi. Said Deed of Trust signed by a Federal Savings and Loan Association by assignment of Deed of Trust and indebtedness executed on the 10th day of May, 1983, recorded in Real Estate Trust Deed Book 326, Page 109 on the 31st day of October, 1984, in the office of the Chancery Court Clerk of DeSoto County, Mississippi. Said Deed of Trust subsequently assigned to Bailey Mortgage Company, Jackson, Mississippi.

The Warranty in this Deed is subject to sub-division and zoning regulations in effect in DeSoto County, Mississippi and to rights of way and easements and public roads and public utilities, and further subject to the restrictive covenants of said sub-division.

Possession is given upon delivery of this Deed, with taxes for the year 1986 to be paid by the Grantee.

WITNESS OUR SIGNATURES on the dates hereinafter written.

Rosa Champion
ROSA CHAMPION, Grantor

Dalmus E. Champion
DALMUS E. CHAMPION, Grantor

Grantors Address:
7457 Wallace Lane
Walls, Mississippi 38680

Grantee's Address:
7457 Wallace Lane
Walls, Mississippi 38680

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said County and State, the within named Rosa Champion, who acknowledges that she signed and delivered the above and foregoing Warranty Deed on the date and year therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

Given my hand and official seal of office this the 14th day of July, 1986.

Lottie Lou Garner
NOTARY PUBLIC

My Commission Expires:
My Commission Expires June 13, 1987

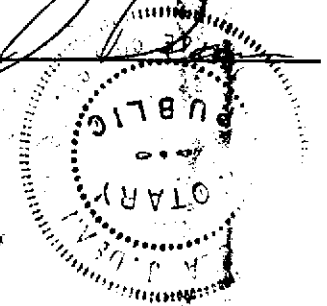
STATE OF GEORGIA
COUNTY OF RICHMOND

Personally appeared before me the undersigned authority in and for said County and State, the within named Dalmus E. Champion, who acknowledges that he signed and delivered the above and foregoing Warranty Deed on the date and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

Given my hand and official seal of office this the 9th day of July, 1986.

Dalmus E. Champion
NOTARY PUBLIC

My Commission Expires:
My Commission Expires May 21, 1988



Filed @ 10:20 AM, July 17, 1986
Recorded in Book 187 Page 848
H. G. Ferguson, Clerk